

82nd Ave Area COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: June 17, 2026

Location: APANO

Time: 6pm to 8pm

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Aaron Milano	CLC	Mesha Jones	Portland Housing Bureau (PHB)
Erin Maxey	CLC	Jessi Conner	Portland Housing Bureau (PHB)
Jacob Loeb	CLC Co- Chair	Kathryn Hartinger	Prosper Portland
Khanh Le	CLC	Angela Nguyen-Ta	Prosper Portland
Michael Liu	CLC		
Pam Hodge	CLC Co- Chair		
Stephen Udydz	CLC		
Theo Hathaway Saner	CLC		
Yamungu Seraya	CLC		

Meeting Minutes:

Meeting commenced at 6:02 pm

Welcome + Agenda

Jessi Connor (PHB) started the meeting and reviewed the agenda.

May Meeting Recap + Community Engagement

Jessi reviewed the May meeting discussions and introduced Kyoung Shin (Community Liaison) to provide an update on the community engagement plan based on the response to the CLC's feedback from the May meeting.

Question presented to the CLC: Is there interest in joining/creating a public engagement subcommittee or if more time is needed to be considered?

Jacob checked the CLC for interest. The CLC would like more time to consider regarding joining the public engagement subcommittee.

Pam Hodge (CLC Co-Chair) asked if the SOAR survey is like the mailer that was requested. Kathryn responded.

Jacob Loeb (CLC Co-Chair) asked if there is an opportunity for the community to sign up to receive communication. Kathryn responded.

Roll Call and Approve Minutes

Jessi conducted roll call.

Approval of minutes began 6:16 pm

Jacob proposed the approval of minutes with the addition of Theo Hathaway Saner (CLC) seconding the minutes from April.

Pam proposed corrections:

- Theo seconded the previous meeting minutes
- Kathryn shared "Trimet" and "PBOT" toward the end of the meeting

CLC unanimously approved the minutes as amended at 6:19 pm

Public Comment

Nicole Maki: Resident at Mile Post 5, sharing issues at building such as hygiene/bathroom inaccessibility at the building.

Sara Fischen: Sharing about affordable housing project that will begin soon in the district.

Bishop Diama Akiyama: Sharing about their community church's work in supporting affordable housing and houseless community.

Mario Odighizwa: Support for grocery stores within the district using a grocery store passport. Wondering if TIF funds can be used toward support student lunches to support local restaurants.

Admin. Items + Action Planning Roadmap

Pam reviewed the where the CLC is currently at in the Action Planning process. Pam reviewed the road map for the Affordable Housing education series.

Bureau Role in Housing Landscape

Mesha Jones (PHB) presented on a background of the Portland Housing Bureau (PHB) work, their partners, and role in the housing landscape in the TIF district and throughout Portland. PHB as an agency focuses on a continuum of supportive housing, community/social housing, below-market rental/ownership, private rental, and homeownership through various programming and services.

Questions asked by the CLC:

- Stephen Udydz (CLC): Do tenant protection policies include things like rent control or freezing or is that something that's at the state level? Mesha responded that it is at the state level however, there is a City of Portland policy for Portland Housing Bureau funded projects where the rent increase is capped at 5%.

Plan Vision, Goals, Investment Areas

Mesha introduced the vision and goals for housing, including affordable housing investment areas within the district. Mesha shared new programming, highlighting two new programs. The estimated timeline to develop a new affordable housing program takes around 1 to 2 years.

Questions asked:

Erin Maxey (CLC): New programming is possible, just takes a little bit longer time? Mesha responded that it is possible, so long as it fits within something focused PHB's existing programs and the goals and visions as outlined in the TIF plan.

Mesha opened a survey opportunity to rank potential housing priorities for the CLC to complete. The CLC took 5 minutes to respond to the survey.

Initial responses and draft priorities from the survey results:

1. Homeownership support (Permanently, affordable)
2. Multifamily affordable rental housing dev.
3. Homeownership support (Traditional)
4. Affordable infill and middle housing

Mesha shared that the team is currently waiting on an updated budget forecast and how it may impact the first five-year Action Plan.

TIF Toolkit: Eligible Programs

Mesha reviewed the current tools available for the CLC Action Plans on affordable housing.

Mesha reviewed the new tools that PHB is exploring as additives to the current affordable housing tools available and how the new tools connect to the 82nd Ave TIF District Plan.

Mesha reviewed how affordable housing in ORS. 458.461. AMI is Annual Median Income.

Questioned asked by CLC:

- Aaron Milano (CLC) asked about the loan process, where does revenues go after payment. Mesha explained the loan forgiveness process from PHB.
- Erin asked if the homes are paid off, what happens to the money paid back. Jessi responded that it is the Bureau's policy that any program income out of TIF is spent within the district.
- Pam: is there a possibility that Council may shift the funds from current tools towards social housing? Jessi responded that the Bureau is in charge of delivering a report analysis and set of

recommendations to Council. Council will take the information towards identifying potential priorities and pass policies.

- Jacob asked how PHB calculates rent burden? Mesha responded that if a household is spending more than 30% of income on rent, utilities. Jacob also asked if the percentages regarding the age of the homes could be shared with the CLC. Mesha will share.
- Aaron asked if the numbers in the blue boxes [On slidedeck titled "Defining Affordability for PHB Programs] were provided by HUD? Mesha and Jessi confirmed and will provide link to the sources.
- Aaron asked Does the program income apply if income shifts over time? Mesha responded that PHB funded programs have an income rising in place where it allows tenants' incomes to rise by 40% and still qualify for their regulated apartment home.

Specific programs available by PHB:

Mesha reviewed programs available through Portland Housing Bureau.

Questions asked by CLC:

- Erin asked if the CLC will cover DPAG? Mesha confirmed the presentation will cover DPAGs.
- Jacob asked if fence would be eligible towards the affordable housing TIF funds. Mesha confirmed.
- Michael asked if there is a cap on an amount for different programs/projects? Mesha and Jessi responded that it is possible for the group to discuss once they get to the allocations discussion and PHB conducts an analysis on what it would take for a buyer to be competitive in the housing market.
- Stephen asked after the RFP process, who owns holds the ownership of the land? Mesha responded that after the RFP and a developer has been selected, PHB transfers over the deed restrictions over to the chosen developer
- Jacob asked if the CLC could see the city's surplus land report? Mesha responded that there is not currently any surplus land in the district.
- Jacob asked is the 99 years for affordability set by the state? Mesha responded that PHB is restricts for 99 years however, other

restrictions from LIHTC (Low Income Housing Tax Credit) has a different restriction.

Next Steps, Items of Interest

CLC Members:

Pam: EPDX TIF CLC Co-Chairs were invited to meet on May 27th to discuss E205's bylaws. E205 Co-chairs requested for all co-chairs to meet and would like support cross district collaborating with the city if there are changes. Khanh asked if he could receive a copy of the memo. Staff to share with CLC.

Community Engagement

Kyoung shared the most recent community engagement event at the Foster-Powell Summer Soiree and upcoming community events this summer.

Housing Bureau/ Prosper Portland

Kathryn shared the SOAR survey and fliers available for the CLC and community to share and fill out.

Next steps;

Jacob reviewed the next steps: Review email, lots of material to hear, RSVP to meetings.

Meeting concluded at 7:59 pm